

use plan for the affected area was developed in accordance with the County development objectives.

The resolution of conflicts between extraterritorial city or village plans and town plans also took into account, as appropriate, the land use recommendations of the IH 94 West Freeway Corridor development plan, described in Chapter VI of this report. That plan, it should be noted, is fully consistent with the County development objectives.

PRELIMINARY COUNTY LAND USE PLAN

A proposed preliminary County land use plan was prepared in accordance with the County development objectives, incorporating, to the extent possible, the provisions of all duly adopted local land use plans. The plan was developed as follows:

1. The 20 duly adopted local land use plans which were found to be consistent with the County development objectives were incorporated directly into the preliminary County land use plan. As part of this process, the land use patterns set forth in local land use plans were adjusted, as appropriate, to reflect new urban development which had taken place, or which was known to be committed, since the preparation of the local plans.⁴
2. The eight remaining duly adopted local land use plans were incorporated into the preliminary County land use plan to the extent that they were consistent with the County development objectives. Where inconsistencies with the County development objectives were identified, the local plans were not utilized;

⁴In several areas in the northeastern portion of the County, decisions have been made to size major trunk sanitary sewers large enough to serve lands located beyond the urban areas identified in the respective locally adopted land use plans. For these areas, the preliminary County land use plan shown on Map 85 reflects the urban areas identified on the locally adopted plans, in accordance with Section 59.97(3) of the Wisconsin Statutes. The additional urban development which could potentially be accommodated based upon the planned trunk sewer capacity is described later in this chapter.

the County land use plan was constructed to meet the County development objectives.

3. For areas subject to overlapping but conflicting city or village extraterritorial plans and town plans, the preliminary County land use plan was prepared in accordance with the plan which best met the County development objectives.
4. For areas of the County where no duly adopted local land use plan existed, a proposed land use pattern was designed to meet the County development objectives, within the framework of the population, household, and employment projections set forth in Chapter VIII of this report.
5. Salient recommendations from relevant functional plans, including the recommendations contained in the Waukesha County park and open space plan, the development plan for the IH 94 West Freeway Corridor, the sewage treatment facility and related sanitary sewer service area recommendations of the regional water quality management plan, the airport site area recommendations of the regional airport system plan, and the landfill facility recommendations of the Waukesha County solid waste management plan, were incorporated into the County land use plan.⁵
6. Areas owned or leased by mineral extraction operators for possible mining operations within the County were incorporated into the preliminary County land use plan if, based upon preliminary analysis, the proposed activity would not conflict with the County development objectives.⁶

⁵The Waukesha County park and open space plan, the development plan for the IH 94 West Freeway Corridor, the regional water quality management plan as it pertains to Waukesha County, the regional airport system plan as it pertains to Waukesha County, and the Waukesha County solid waste management plan were described in Chapter VI of this report.

⁶Information regarding existing mineral extraction operations in the County and the possible expansion of those operations was presented in Chapter IV of this report.

Table 120

PROPOSED LAND USE UNDER THE PRELIMINARY LAND USE PLAN FOR WAUKESHA COUNTY

Land Use Category ^a	1990			Buildout Conditions ^b			Planned Change: 1990 to Buildout	
	Square Miles	Percent of Urban or Nonurban Subtotal	Percent of Total	Square Miles	Percent of Urban or Nonurban Subtotal	Percent of Total	Square Miles	Percent
Urban								
Residential								
High Density ^c	3.1	2.1	0.5	4.4	1.8	0.8	1.3	41.9
Medium Density ^d	23.2	15.7	4.0	49.4	20.6	8.5	26.2	112.9
Low Density ^e	69.3	46.8	11.9	103.5	43.2	17.8	34.2	49.4
Suburban Density ^f	11.9	8.1	2.1	18.4	7.7	3.2	6.5	54.6
Residential Subtotal	107.5	72.7	18.5	175.7	73.3	30.3	68.2	63.4
Commercial	7.7	5.2	1.3	13.2	5.5	2.3	5.5	71.4
Industrial	6.8	4.6	1.2	17.8	7.5	3.1	11.0	161.8
Governmental and Institutional	7.4	5.0	1.3	9.6	4.0	1.6	2.2	29.7
Recreational	10.1	6.8	1.7	14.3	6.0	2.5	4.2	41.6
Transportation, Communication, and Utilities ^g	8.5	5.7	1.5	8.9	3.7	1.5	0.4	4.7
Urban Subtotal	148.0	100.0	25.5	239.5	100.0	41.3	91.5	61.8
Nonurban								
Environmentally Sensitive Areas ^h								
Primary Environmental Corridor	144.9	33.5	24.9	148.6	43.6	25.6	3.7	2.6
Secondary Environmental Corridor	12.0	2.8	2.1	11.0	3.2	1.9	-1.0	-8.3
Isolated Natural Resource Areas	13.1	3.0	2.3	12.3	3.6	2.1	-0.8	-6.1
Subtotal Environmentally Sensitive Areas	170.0	39.3	29.3	171.9	50.4	29.6	1.9	1.1
Prime Agricultural	64.6	14.9	11.1	52.2	15.3	9.0	-12.4	-19.2
Rural-Density Residential, Other Agricultural, and Open Lands	191.5	44.3	33.0	104.7	30.7	18.0	-86.8	-45.3
Extractive	5.5	1.3	0.9	11.2	3.3	1.9	5.7	103.6
Landfill	1.0	0.2	0.2	1.1	0.3	0.2	0.1	10.0
Nonurban Subtotal	432.6	100.0	74.5	341.1	100.0	58.7	-91.5	-21.2
Total Waukesha County	580.6	--	100.0	580.6	--	100.0	0.0	0.0

^aStreet and parking areas are included in the associated land use categories.

^bAssumes full development of the urban areas envisioned under the preliminary County land use plan, as shown on Map 85.

^cHigh-density: Less than 6,000 square feet of lot area per dwelling unit.

^dMedium-density: 6,000-19,999 square feet of lot area per dwelling unit.

^eLow-density: 20,000 square feet to 1.4 acres of lot area per dwelling unit.

^fSuburban-density: 1.5 to 4.9 acres of lot area per dwelling unit.

^gIncludes freeways, railroad rights-of-way, airports, and utility facilities.

^hIncludes associated surface water areas.

Source: SEWRPC.

The resulting preliminary County land use plan is described in this section. The plan is described in terms of "buildout"⁷ conditions; the planned land use, population, household, and employment levels presented herein thus reflect conditions which may be expected upon full development of the areas proposed to be devoted to the various land uses identified in the plan.

Planned Land Use

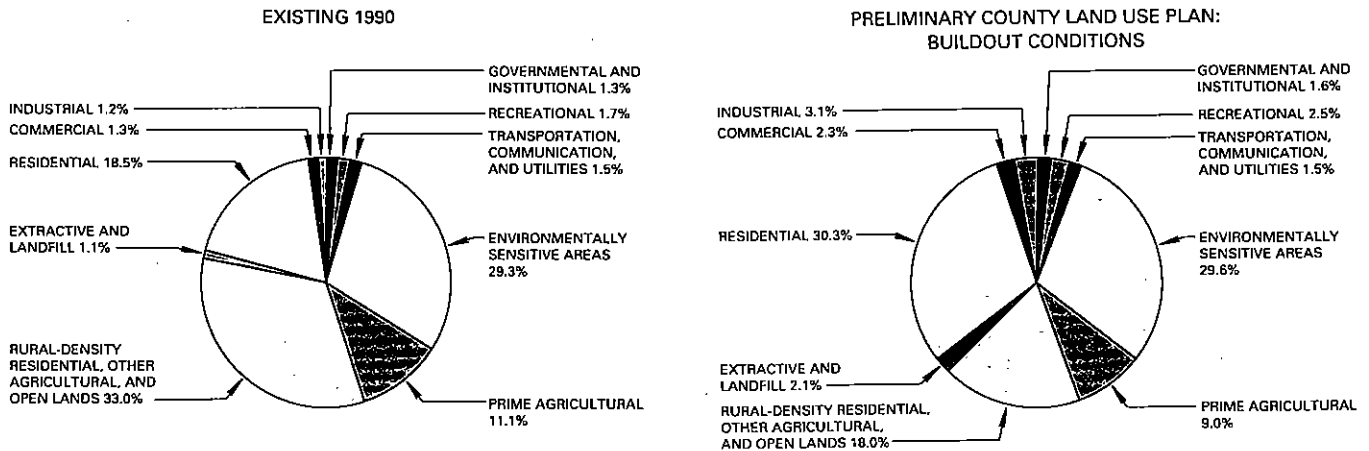
The pattern of land use recommended under the preliminary County land use plan is shown graphically on Map 85. Tabular and graphic summaries of land use envisioned under the plan are presented in

Table 120 and Figure 98. A description of the various urban and nonurban land uses in the County, as envisioned under the plan, follows.

⁷The term "buildout" refers to the land use conditions which may be expected within the County upon full development of the County land use plan. Because the land uses set forth in the preliminary County land use plan are primarily a reflection of local land use plans incorporated by law into the County land use plan, and not derived from forecasts of future population, household, and employment levels, a design year cannot be attributed to the plan.

Figure 98

LAND USE IN WAUKESHA COUNTY: EXISTING 1990
AND PRELIMINARY COUNTY LAND USE PLAN



Source: SEWRPC.

Urban Land Uses: The preliminary County land use plan envisions a substantial increase in urban land use within the County. Urban lands, consisting of lands devoted to residential; commercial; industrial; governmental and institutional; recreational; and transportation, communication, and utility uses, encompassed 148 square miles, and comprised about 26 percent of the total area of the County in 1990.⁸ Under the plan, urban land would increase by about 92 square miles, or about 62 percent, to about 240 square miles under buildout conditions. Under buildout conditions, then, urban land uses would account for about 41 percent of the total area of the County.

Residential Land: Under the preliminary County land use plan, urban residential land use would increase by about 68 square miles, or about 63 percent, from about 108 square miles in 1990 to about 176 square miles under buildout conditions. Under the plan, the proportion of the total County area devoted to urban residential use would increase from 19 percent to 30 percent.

Of the total planned increase in urban residential land, 60 percent would occur at low density, with

20,000 square feet to 1.4 acres of lot area per dwelling unit, or at suburban density, with 1.5 to 4.9 acres of lot area per dwelling unit. About 38 percent of the additional urban residential land would occur at medium density, with 6,000 to 19,999 square feet of lot area per dwelling unit. The remaining 2 percent of the incremental urban residential land would occur at a high density, with less than 6,000 square feet of lot area per dwelling unit. It should be noted that the relative increase of 68 percent in residential land envisioned under the plan is less than the anticipated relative increase of 77 percent in the level of households. This indicates a slight increase in the average residential density in the County under planned conditions, despite the large planned increase in low- and suburban-density residential land.

Commercial and Industrial Land: The preliminary County land use plan also envisions a substantial increase in economic activity areas, as represented by the commercial and industrial lands on Map 85. Under the plan, commercial land use would increase by about five square miles, or about 71 percent, from about eight square miles in 1990 to about 13 square miles under buildout conditions. The proportion of the total County area devoted to commercial use would accordingly increase from 1.3 percent to 2.3 percent. Under the plan, industrial land use would increase by about 11 square miles, or about 162 percent, from about seven square miles in 1990 to about 18 square miles under buildout conditions. The proportion of the total County area devoted

⁸It should be noted that throughout this chapter, land use quantities indicating the land area devoted to a given land use includes the area of associated street rights-of-way.

to industrial use would accordingly increase from 1.2 percent to 3.1 percent.

The large increase in commercial and industrial land in the County envisioned under the preliminary plan may be expected to be accompanied by a substantial increase in related employment. Employment levels envisioned under preliminary plan buildout conditions are presented later in this section of the chapter.

Other Urban Land: Increases in other urban lands, including governmental and institutional; recreational; and transportation, communication, and utility lands, envisioned under the preliminary County land use plan are also indicated in Table 120. Under the plan, governmental and institutional lands would increase by about two square miles, or about 30 percent, from about seven square miles in 1990 to about nine square miles under buildout conditions, most of the increase being associated with planned additional public elementary and secondary schools.

Under the plan, recreational lands would increase by about four square miles, or about 42 percent, from about 10 square miles in 1990 to about 14 square miles under buildout conditions. The increase in recreational land reflects new or expanded County parks as recommended in the Waukesha County park and open space plan, as well as neighborhood and community parks and private outdoor recreational sites shown on local land use plans.⁹

Under the plan, the transportation, communication, and utility land use category, which includes freeway rights-of-way, railway rights-of-way, airports, and utility facilities, would increase less than one square mile, or by about 5 percent, from about eight square miles in 1990 to about nine square miles under buildout conditions. The increase in transportation, communication, and utility lands envisioned under the plan includes, among others, lands needed for new or expanded sewage treatment plants as proposed in the regional water quality management plan and lands needed for the expansion of Waukesha County-Crites Field and Capitol

Airport, as proposed in the regional airport system plan. It should be noted that, for purposes of this plan, the area within the rights-of-way of standard arterial, collector, and land-access streets has been included in the associated adjacent land use categories.

Nonurban Land Uses: Under preliminary County land use plan buildout conditions, nonurban land uses, consisting of environmentally sensitive lands, prime agricultural lands, rural-density residential and other agricultural and open lands, and extractive and landfill sites, would comprise about 341 square miles, or about 59 percent of the total area of the County. Owing to the substantial amount of urban development envisioned under the plan as described above, the nonurban land area would decrease by about 92 square miles, or 21 percent, from about 433 square miles in 1990 to about 341 square miles under buildout conditions.

Environmentally Sensitive Lands: The most important remaining elements of the natural resource base are concentrated within areas identified on the preliminary County land use plan map as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas.

Under the plan, the primary environmental corridor area in the County would increase by about four square miles, or about 3 percent, from about 145 square miles in 1990 to about 149 square miles under buildout conditions. Under buildout conditions, the primary environmental corridor lands would account for about 26 percent of the total area of the County. Secondary environmental corridor area under the plan would decrease by about one square mile, or about 8 percent, from about 12 square miles in 1990 to about 11 square miles under buildout conditions, largely as a result of commitments to urban land use inherent in locally adopted land use plans. Isolated natural resource areas under the plan would decrease by about one square mile, or about 6 percent, from about 13 square miles in 1990 to about 12 square miles under buildout conditions, also largely as a result of commitments to urban land use inherent in locally adopted land use plans.

Prime Agricultural Land: The preliminary County land use plan envisions, to the extent still practicable, preservation of the remaining prime agricultural lands in agricultural use. As initially approved by the Advisory Committee for purposes of preparing the preliminary County land use plan, prime

⁹Plan recommendations pertaining to County park and open space sites are set forth in detail in Chapter XIII of this report.

agricultural areas were identified as farms meeting the following criteria: 1) the farm unit must be at least 35 acres in size, 2) at least 50 percent of the farm unit must be covered by soils meeting U. S. Soil Conservation Service (now U. S. Natural Resource Conservation Service) criteria for National prime farmland or farmland of Statewide importance, and 3) the farm unit must be located in a block of similar farmland of at least five square miles in size. It should be noted that these criteria were changed by the Advisory Committee following review of the preliminary County land use plan.

Under the preliminary County land use plan, prime agricultural land in the County would decrease by about 12 square miles, or about 19 percent, from about 64 square miles in 1990 to about 52 square miles under buildout conditions. The anticipated losses in prime agricultural lands would occur as a result of planned additional urban development, primarily around expanding urban service areas. Some prime agricultural lands would also be lost due to the planned expansion of mineral extraction sites.

Rural-Density Residential, Other Agricultural, and Open Land: Areas shown in white on the preliminary County land use plan map consist primarily of farmland and related open lands which do not meet the criteria for prime agricultural land but which are nonetheless proposed to be retained in rural use. Rural uses envisioned under the plan for these areas include continuation of existing farming activity; creation of smaller farms, including hobby farms, horse farms, or other specialty farms; and rural-density residential development.

Under the plan, the rural-density residential, other agricultural, and open land category would decrease by about 87 square miles, or 45 percent, from about 192 square miles in 1990 to about 105 square miles under buildout conditions. Most of the decrease would occur as a result of the additional urban development envisioned under the plan, as previously described. As shown on Map 85, lands in this category would still remain in the eastern tier of townships under planned conditions; however, the bulk of such lands would be widely distributed in the outlying, more rural, areas of the County.

Mineral Extraction Lands: The areas identified for extractive use on the preliminary County land use plan map encompass about 11 square miles, or about 2 percent of the total area of the County. It should be recognized in this respect that mineral

extractive activity is an interim use and, further, that mining activity at any given site usually proceeds in phases, with early phases undergoing reclamation while later phases are being mined. Accordingly, the total area of the County being actively mined at any point in time may be expected to be significantly less than 11 square miles.

Sanitary Landfill: The preliminary County land use plan incorporates the recommendations of the Waukesha County solid waste management plan pertaining to sanitary landfill sites in the County. That plan envisions the continued operation of existing sanitary landfill sites in the Village of Menomonee Falls and the City of Muskego and the modest expansion of one of the sites, the Emerald Park landfill site in the City of Muskego. The sanitary landfill sites shown on the County land use plan map, taken together, encompass about one square mile, or less than 1 percent of the total area of the County.

Planned Population, Household, and Employment Levels

Population, household, and employment levels which would be accommodated under the preliminary County land use plan are presented in Table 121 and Figure 99. Under the preliminary plan, the resident population of the County would increase by about 195,000 persons, or about 64 percent, from about 305,000 persons in 1990 to about 500,000 persons under buildout conditions. The number of households in the County would increase by about 81,000, or about 77 percent, from about 106,000 households in 1990 to about 187,000 households under buildout conditions. The number of employment opportunities, or jobs, in the County would increase by about 177,000, or about 103 percent, from about 172,000 jobs in 1990 to about 350,000 jobs under buildout conditions.

Comparison between Planned and Projected Population, Household, and Employment Levels

It should be emphasized that the population, household, and employment levels described above represent the levels which may be expected to be accommodated under full buildout conditions, in that they reflect complete development of the urban land areas identified in the preliminary County land use plan. They are, for the most part, an outgrowth of the local plans which were incorporated into the County land use plan. Comparison of these planned population, household, and employment levels with the projected levels presented in Chapter VIII of

Table 121

**POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS
UNDER THE PRELIMINARY LAND USE PLAN FOR WAUKESHA COUNTY**

Demographic or Economic Measure	Actual 1990	Preliminary County Land Use Plan		
		Buildout Conditions ^a	Change: 1990 to Buildout	
			Number	Percent
Population	304,700	499,700	195,000	64.0
Households	106,000	187,300	81,300	76.7
Employment	172,300	349,600	177,300	102.9

^a Assumes full development of the urban areas envisioned under the preliminary County land use plan, as shown on Map 85.

Source: SEWRPC.

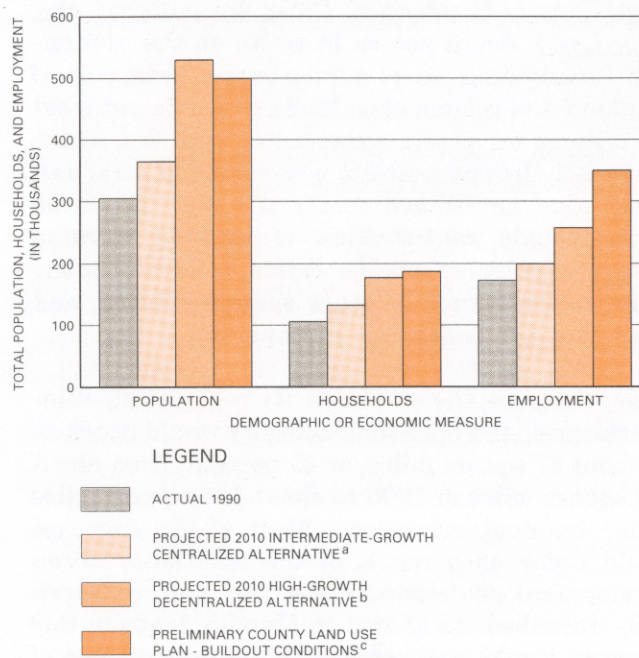
this report provides a useful perspective on the scale of growth inherent in the preliminary County land use plan.

Population, household, and employment projections attendant to four alternative future growth scenarios for Waukesha County and the seven-county Southeastern Wisconsin Region were presented in Chapter VIII of this report. Two of these scenarios, the "intermediate-growth centralized" scenario and the "high-growth decentralized" scenario, may be considered to be most representative of the range of possible future conditions in the County. The year 2010 population, household, and employment levels projected under the intermediate-growth centralized and high-growth decentralized scenarios are presented in comparison to the buildout population, household, and employment levels for the preliminary County land use plan in Table 122 and Figure 99. For ease in presentation, the intermediate-growth centralized and high-growth decentralized scenarios will hereinafter be referred to as the "intermediate-growth scenario" and "high-growth scenario," respectively.

As indicated in Table 122, the population and household levels under preliminary County land use plan buildout conditions would closely approximate the year 2010 levels projected under the high-growth scenario. In this respect, total population and total households under plan buildout conditions are within 6 percent of the levels projected under a high-growth scenario, with the population level under plan buildout conditions being slightly lower than the projected population and with the house-

Figure 99

**COMPARISON BETWEEN
PLANNED AND PROJECTED
POPULATION, HOUSEHOLD, AND
EMPLOYMENT LEVELS IN WAUKESHA COUNTY**



^a PROJECTED FOR THE YEAR 2010 UNDER AN INTERMEDIATE-GROWTH CENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT. THESE PROJECTIONS REPRESENT THE FORECASTS FOR THE YEAR 2010 REGIONAL LAND USE PLAN ADOPTED BY THE REGIONAL PLANNING COMMISSION IN 1992 AND BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS IN 1993.

^b PROJECTED FOR THE YEAR 2010 UNDER A HIGH-GROWTH DECENTRALIZED SCENARIO FOR WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION, AS PRESENTED IN CHAPTER VIII OF THIS REPORT.

^c ASSUMES FULL DEVELOPMENT OF THE URBAN AREAS ENVISIONED UNDER THE PRELIMINARY COUNTY LAND USE PLAN, AS SHOWN ON MAP 85.

Source: SEWRPC.

Table 122

**COMPARISON BETWEEN PLANNED AND PROJECTED POPULATION,
HOUSEHOLD, AND EMPLOYMENT LEVELS IN WAUKESHA COUNTY**

Demographic or Economic Measure	Actual 1990	Preliminary County Land Use Plan: Buildout Conditions ^a	Projected 2010: Intermediate- Growth Scenario ^b	Difference Between 2010 Intermediate-Growth Projection and Plan Buildout Level		Projected 2010: High-Growth Scenario ^c	Difference Between 2010 High-Growth Projection and Plan Buildout Level	
				Number	Percent		Number	Percent
Population	304,700	499,700	364,300	135,400	37.2	529,800	-30,100	-5.7
Households	106,000	187,300	132,600	54,700	41.3	177,200	10,100	5.7
Employment	172,300	349,600	200,100	149,500	74.7	257,500	92,100	35.8

^aAssumes full development of the urban areas envisioned under the preliminary County land use plan, as shown on Map 85.

^bProjected for the year 2010 under an intermediate-growth centralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report. These projections represent the forecasts for the year 2010 regional land use plan adopted by the Regional Planning Commission in 1992 and by the Waukesha County Board of Supervisors in 1993.

^cProjected for the year 2010 under a high-growth decentralized scenario for Waukesha County and the Southeastern Wisconsin Region, as presented in Chapter VIII of this report.

Source: SEWRPC.

hold level under plan buildout conditions being slightly higher than the projected households. As further indicated in Table 122, the population and household levels for the County under plan buildout conditions would substantially exceed, by 37 percent and 41 percent, respectively, the levels projected under the intermediate-growth scenario.

As indicated in Table 122, total employment in the County under preliminary County land use plan buildout conditions would be substantially greater than year 2010 projected levels. The number of jobs in the County under plan buildout conditions would exceed the year 2010 high-growth scenario employment projection by 36 percent and would exceed the intermediate-growth scenario employment projection by 75 percent.

Other Land Use Plan Considerations

In several areas of the County, decisions have been made to size major sanitary trunk sewers to serve lands located beyond the urban service areas identified in locally adopted land use plans and the preliminary County land use plan. This is due to the common engineering practice of sizing trunk sewers to accommodate potential needs over a 50-year period, particularly where the additional areas can be served by gravity drainage and where the additional capacity can be provided at reasonable cost. This practice permits design engineers to

connect large rural areas to urban development on the basis of a very narrow single-purpose objective, that of minimizing sewer construction costs, and to do so often arbitrarily on the basis of gravity flow sewerage service areas, without consideration of the need for comprehensive planning as a basis for sound development.

In some instances, the major expansion of sewerage facilities requires multi-community agreements which can result in limiting the frequency of the opportunity for expanding facility capacities. This can result in communities evaluating the practicality of sizing facilities for development beyond the usual 20-year planning horizon utilized in land use and transportation system planning. When such facilities are in place with potential service areas exceeding the area expected to be needed to support forecast population, household, and employment levels and attendant planned land uses, market forces may then be expected to dictate where development will actually occur in the area which can be served. This may encourage costly diffused development with incomplete neighborhood units. This situation may be exacerbated as communities seek development in order to recover the costs associated with oversized facilities. Thus, it is important in the sizing of public sanitary sewerage facilities that the potential service areas be delineated on the basis of duly adopted areawide and local land use plans.

Table 123

**AREAS FOR WHICH MAJOR TRUNK SEWERS HAVE BEEN DESIGNED TO
ACCOMMODATE URBAN DEVELOPMENT BEYOND URBAN SERVICE AREAS
IDENTIFIED UNDER LOCALLY ADOPTED LAND USE PLANS**

Area Map Identifier (Map 86)	Size (acres)	Acres of Developable Land	Assumed Land Use(s)	Additional Housing Units	Additional Population	Additional Jobs
A	5,000	3,100	Low-density residential	2,790	7,100	--
B	3,200	1,500	Medium-density residential	3,450	9,600	--
C	270	120	Low-density residential	110	320	--
D	290	240	Medium- and low-density residential, commercial	200	550	1,750
E	3,300	-- ^a	Low-density residential	-- ^a	-- ^a	--
Total	12,060	4,960	--	6,550	17,570	1,750

^aThe trunk sewer which will serve this area was constructed, in part, to ameliorate onsite sewage disposal system problems related to existing residential development within the area. Such residential enclaves encompass about 880 acres and include about 770 housing units with an estimated resident population of 2,250 persons.

Source: SEWRPC.

The manner in which the areas affected by the excess trunk sewer capacity should be treated in the final County land use plan requires careful consideration. The preliminary County land use plan could be revised with respect to the affected areas, showing the areas committed to urban uses. As an alternative, the preliminary plan, incorporating as it does the locally adopted land use plans concerned, could be adhered to. In this case, the County land use plan would serve as a guide to staging urban development within the areas concerned over time, amending the plan as may be necessary to include additional areas serviceable by the trunk sewer system only when the need is demonstrated and when other urban services and facilities can be readily provided. It is recommended that the latter alternative be followed.

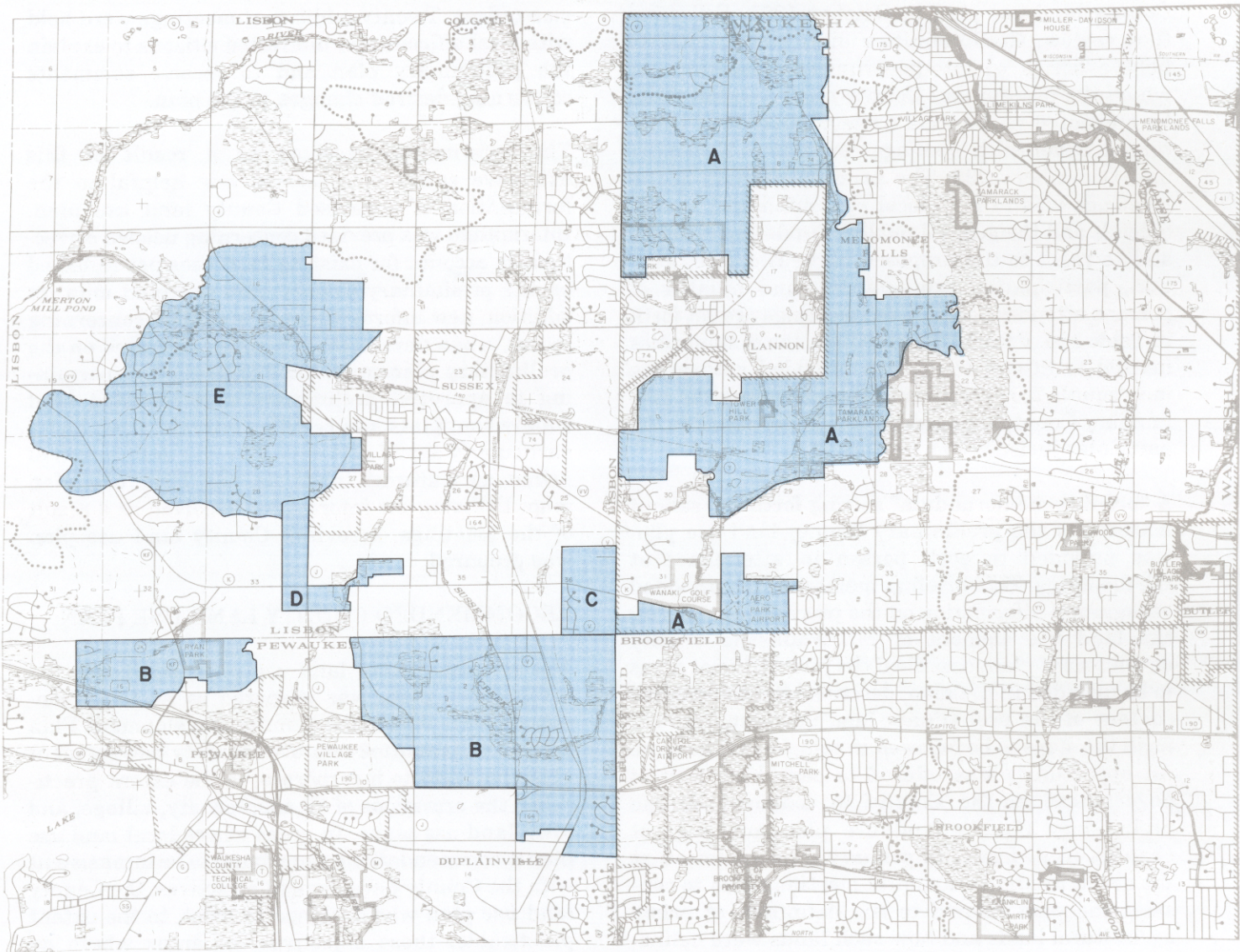
The areas beyond the urban service areas envisioned in adopted local plans which could be served by excessive trunk sewer capacity were identified and the urban development potential of these areas analyzed. The additional areas which could be developed based upon excessive trunk sewer capacity are identified as Areas A, B, C, and D on Map 86. Area A is located in the Village of Menomonee Falls and would be tributary to the Village of Sussex sewage treatment plant; Area B is located in the Town of Pewaukee and would be tributary to the City of Brookfield sewage treatment plant; and Areas C and D are located in the Town of Lisbon

and would be tributary to the Village of Sussex sewage treatment plant. For each of these areas, estimates of the additional population and housing units which could potentially be accommodated based upon likely urban development densities are provided in Table 123. Also provided is an estimate of the additional employment attendant to commercial development which may be reasonably expected to occur in Area D. As indicated in Table 123, it is estimated that the full development of Areas A, B, C, and D in accordance with the trunk sewer capacities provided would accommodate an additional total population of about 17,600 persons; an additional 6,600 housing units; and an additional 1,800 jobs beyond what is envisioned under the preliminary County land use plan.

Area E shown on Map 86 represents a related, but somewhat different, situation. The Town of Lisbon has agreed to purchase trunk sewer capacity from the Village of Sussex sewer utility in order to provide sanitary sewer service to existing and planned residential development within the Area E and, essentially, to remedy existing onsite sewage disposal system problems. The Town purchased trunk sewer capacity for the equivalent of about 2,800 persons, plus capacity for the Willow Springs Mobile Home Park, lying in the eastern portion of the Town. Since about 2,300 persons reside in this area, the purchased capacity could accommodate a modest increase in residential land use.

Map 86

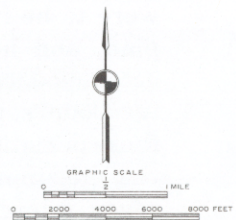
**AREAS FOR WHICH MAJOR TRUNK SEWERS HAVE BEEN DESIGNED TO
ACCOMMODATE URBAN DEVELOPMENT BEYOND URBAN SERVICE AREAS
IDENTIFIED UNDER LOCALLY ADOPTED LAND USE PLANS**



LEGEND

C IDENTIFICATION LETTER
OF AREA (SEE TABLE 123)

Source: SEWRPC.



LOCAL REVIEW OF THE PRELIMINARY COUNTY LAND USE PLAN

The Waukesha County Development Plan Advisory Committee completed review of the preliminary County land use plan in October 1995. Following that review, the Committee directed the staff to hold a series of intergovernmental meetings at which the preliminary County land use plan could be presented to the local units of government concerned. Seven such meetings were held in November and December 1995. The primary purpose of the meetings was to help local appointed and elected officials and the general public to understand better and to react to the proposed plan. The date, location, participating communities, and number of persons attending each of the meetings are set forth in Table 124. Prior to the meetings, the communities invited to attend were each provided with a one inch equals 2,000 feet scale map depicting the preliminary County land use plan as it pertained to the particular jurisdictions concerned.

A "briefing memorandum" setting forth the salient features of the preliminary County land use plan was provided to each person in attendance at the meetings. This briefing memorandum provided background information on the process of preparing the land use element of the Waukesha County development plan, described the jurisdictional areas to be included in the plan, described the substantive content of the preliminary land use plan, and set forth the steps to be followed in completing the plan. An opportunity was offered to each local unit of government in the County to comment on the preliminary County land use plan and suggest changes in it. Issues of primary concern raised at the seven intergovernmental meetings held to consider the plan related to the definition of prime agricultural lands and how such lands were delineated on the plan, how town-adopted land use plans were to be incorporated into the County land use plan, and how residential land uses were to be accommodated in the undeveloped rural portions of the County, particularly at what densities and how those densities would be determined. A summary of the questions raised and comments made at the seven intergovernmental meetings is provided in Appendix D.

In the four-month period from mid-November 1995 to mid-March 1996, the Commission staff were provided with additional information by local officials concerning potential adjustments to the preliminary County land use plan. In this regard,

43 letters were received from local officials and interested citizens requesting modification of the preliminary plan. Eight citizens visited the Commission offices with questions related to the plan, and an additional 17 citizens telephoned the Commission offices. Twenty additional meetings were held with local officials and interested citizens to explain the preliminary plan and to receive comments concerning desired changes to the plan.

The information received as a result of this extensive series of meetings was helpful in the formulation of a revised County land use plan. Information was provided concerning needed corrections to account for existing land uses not reflected on the preliminary County land use plan map. In addition, new information was provided concerning recent urban development also not reflected on the preliminary plan map. Such information, pertaining to approved preliminary and recorded land subdivision plats and certified survey maps, had a particularly significant impact on the delineation of prime agricultural lands on the land use plan map. Utilizing the information received as a result of the meetings, a revised County land use plan was prepared.

RECOMMENDED COUNTY LAND USE PLAN

The revised County land use plan, similar to the preliminary plan, was prepared so as to be consistent with Waukesha County Development Plan Advisory Committee-approved County development objectives and to incorporate, to the extent practicable, the provisions of all adopted city, village, and town land use plans. In areas where local land use plan recommendations were found to be inconsistent with the County development objectives, the County land use plan was designed to meet, to the extent practicable, those objectives. In areas where no adopted local land use plan existed, a recommended land use pattern was prepared in accordance with the County development objectives. In areas where conflicts were still found to exist in extraterritorial areas between adopted city or village plans and adopted town plans, meetings were held involving the staff and the communities concerned. For some of these areas, the city or village concerned agreed formally to amend their land use plan to reflect a mutually agreeable solution to conflicts; for other areas, however, the city or village did not amend their land use plan. With respect to any unresolved areas of conflict, the County land use plan was designed to accommodate the city or village extraterritorial plans.